

Columbus Redevelopment Commission

Presentation

Columbus Riverfront District

Columbus, Indiana



Downtown Development Goals

1. Enhance Columbus' **regional appeal** by directing appropriate development towards downtown
2. Remove barriers to future quality **Downtown development initiatives**
3. Pursue “vibrant urbanity” by converging markets (*live, work, play, and shop*) to shape Downtown into an engaging streetscape experience that encourages repeat visits by residents and visitors



Downtown Development Goals

4. Broaden Downtown's roles as a **housing** market and neighborhood service center
5. Reinforce the existing physical fabric of Downtown to better communicate a **sense of place** including a stronger definition of districts, gateways, **gathering places**, and relationships to surrounding neighborhoods

Columbus, Indiana





Columbus Indiana
Unexpected. Unforgettable.

Columbus 2010



**Hotel Indigo
(Complete)**

**Proposed Housing /
Commercial / Parking
(Current Post Office)
(long term project)**

**Jackson St. Parking
Garage
(Complete)**

**Richard L. Johnson
Meeting &
Education
Center (1st 1/4 2010)**

**The
Commons
(4th 1/4 2010)**

**Candlewood
Suites
(1st 1/4 2010)**

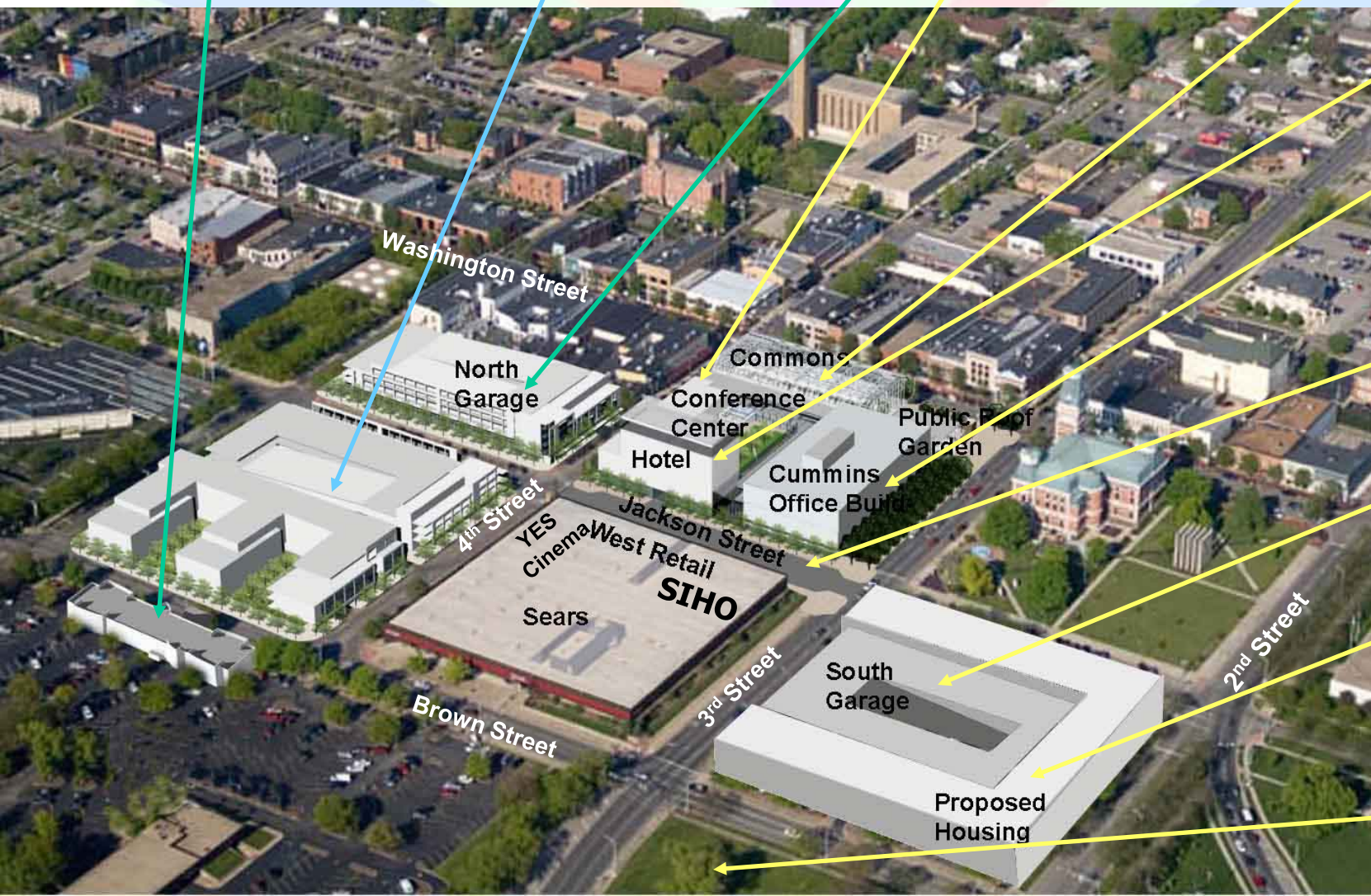
**Cummins
Office
Building
(1st 1/4 2009)**

**Jackson
Street
Extension
(3rd 1/4 2009)**

**2nd Street
Parking
Garage
(2nd 1/4 2009)**

**Proposed
Housing
(3rd 1/4 2010)**

**1st Financial
Bank
(2nd 1/4 2010)**



Estimated Project Values

	PRIVATE	PUBLIC	TOTAL
Completed:			
Hotel Indigo	9,000,000		9,000,000
Jackson Street Garage		8,000,000	8,000,000
Underway:			
Cummins Office	12,500,000		12,500,000
2nd Street Garage		8,000,000	8,000,000
Jackson Place	11,000,000		11,000,000
Zaharako's	2,000,000		2,000,000
Announced:			
First Financial Banking Ctr.	3,000,000		3,000,000
Imminent:			
Indoor Sports Complex	12,000,000		12,000,000
Commons	12,000,000	6,000,000	18,000,000
Candlewood Suites	10,000,000		10,000,000
Meeting/Education Ctr.	6,000,000		6,000,000
In Development:			
2nd Street Apartments	20,000,000		20,000,000
Mill Race Center	5,500,000	2,000,000	7,500,000
	<u>103,000,000</u>	<u>24,000,000</u>	<u>127,000,000</u>
	81.1%	18.9%	
Long Term:			
Outdoor Sports Complex			15,000,000
Post Office			30,000,000



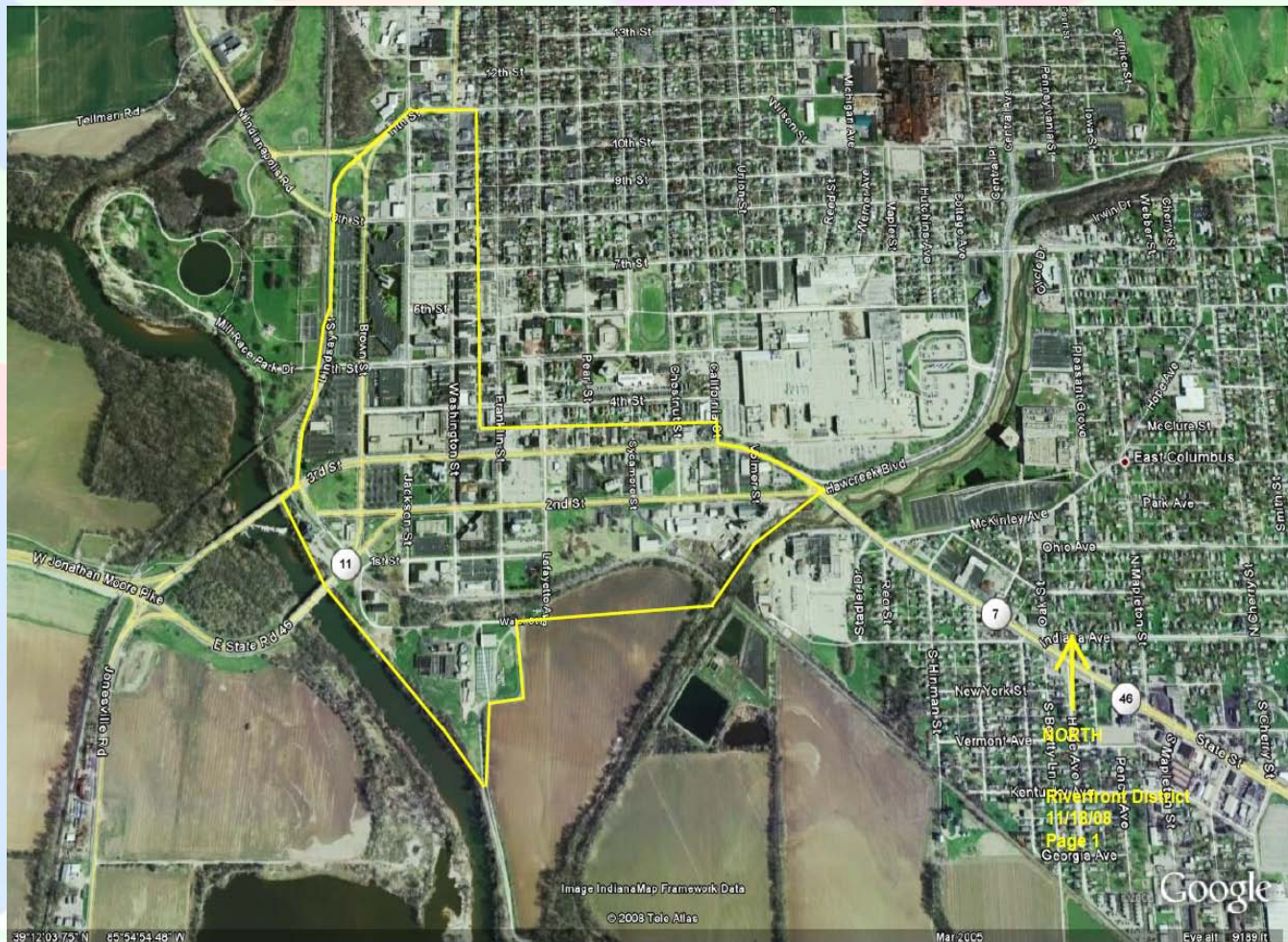
What is a Riverfront District?

- A Riverfront District is an section within a community which allows different restaurants and businesses to maximize the use of the riverfront and its natural resources
- A riverfront allows for cheaper liquor licenses for restaurants
- Local government has control over what types of businesses can/cannot be established within the district

Columbus, Indiana



Map of Riverfront District



Columbus Riverfront District – Purpose

- The purpose behind these Local Rules is to further a key component of the city's strategic development plan by encouraging the location and operation of a diverse mix of family oriented restaurants in the riverfront district.
- Encourage the opening, location or upgrade of a variety of distinctive and unique year-round restaurants in Columbus's riverfront district to a degree that distinguishes it as the best family oriented dining environment in South Central Indiana.



Columbus Riverfront District – Purpose

- Assist local, talented restaurant owners to achieve success by providing them the ability to offer a full line of beverages to their clientele.
- Encourage recipients to make improvements to their buildings, participate in unified marketing efforts, encourage a healthy and fun atmosphere in the riverfront district, and to generally complement other redevelopment efforts identified in the Strategic Development Plan.

Columbus, Indiana



Community Research

- Contacted different communities in Indiana that have an established Riverfront District
- Wanted to know what issues other communities had while establishing the district and how they solved them.
- What concerns did business owners and the general public have and how they addressed those concerns.
- Knowledge of the outcome of the established Riverfront District
- [Click here](#) to view the outcome of our research.



Summary

- Similar concerns as ours – competition and license cost
- Consistently has been an increase of traffic into communities downtown area.
- More restaurants have developed within the district.
- Other businesses have moved into the districts. Ex: housing
- The Cities have control on what businesses go into the district.
- Has had a positive economic impact.



Summary Continued

- As a result of our research we have drafted local rules and regulations for the businesses and restaurants who would like to establish within the district. [Click here](#) to view the rules and regulations.
- The City Council has amended a resolution. [Click here](#) to view it.
- For further information on how to obtain a liquor license within the Riverfront District please refer to the [Indiana Alcohol and Tobacco Commission](#).

